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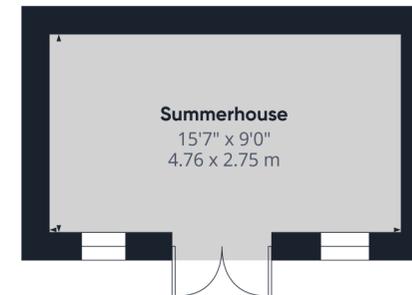
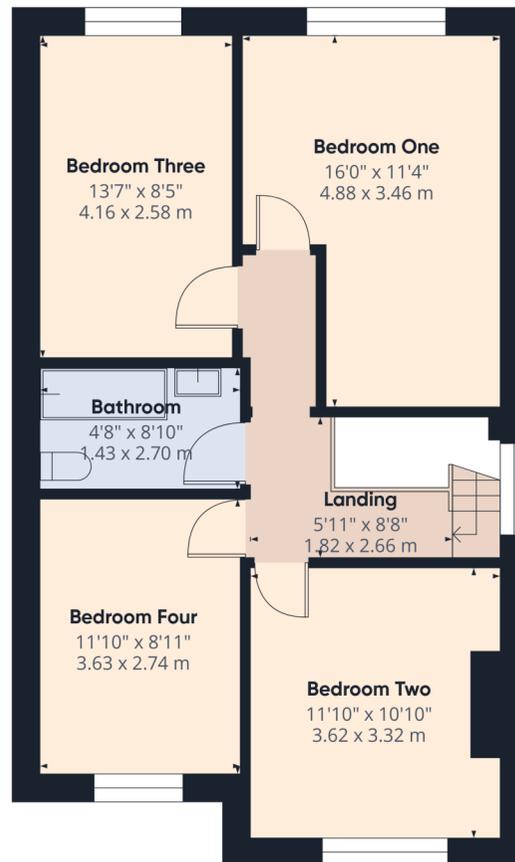
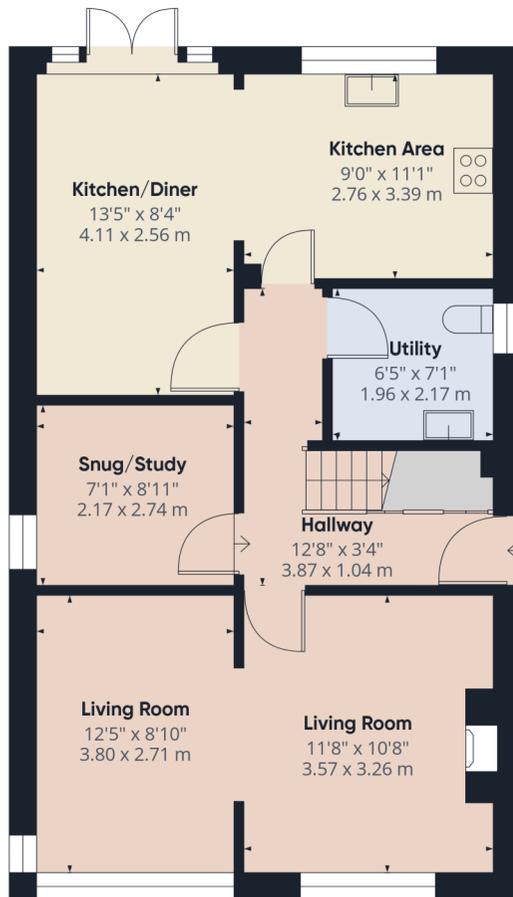
ATTRACTIVE FOUR BEDROOM DETACHED 1930S CHARACTER HOME SITUATED IN THE SAILING MECCA OF HAMBLE. THE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, AN ENCLOSED GARDEN AND A DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES. VIEWING HIGHLY RECOMMENDED.

Guide Price £600,000 to £625,000 Freehold

This lovely four bedroom detached character property was constructed in the 1930's of brick elevations under a pitched, slate tiled roof and benefits from gas fired heating and double glazing. Occupying a prime position in the sought after village of Hamble, the dwelling is situated just a short stroll from the village centre, waterfront and Marinas. Mercury Creek, popular with locals, with a public slipway, is just a few moments walk from the property.

Briefly, the ground floor accommodation comprises a hallway, spacious living room, kitchen/diner, snug/study and a utility room. On the first floor are four double bedrooms and a family bathroom. Outside, the property boasts a driveway providing off-road parking for multiple vehicles and an enclosed rear garden with a summerhouse.

Don't miss out on the opportunity to experience both the accommodation and lifestyle on offer. Call us today to arrange a viewing.



Approximate total area⁽¹⁾
1257 ft²
116.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike. Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina. Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lympington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



Ground Floor

Upon entering the property, you are welcomed into the hallway offering doors to all rooms, stairs rising to the first floor and a useful understairs cupboard. The spacious living room is a fabulous space for entertaining or simply relaxing at the end of a busy day beside the cosy log-burner. Two front elevation windows offer views over the property frontage. The snug/study is a versatile space with a side elevation window. This room could be used for a number of purposes depending upon your requirements. The utility room offers a side elevation window and comprises wall and base units to one wall with a worksurface over and a butler style sink. There is appliance space for a washing machine and tumble dryer, and the added convenience of a concealed cistern WC.





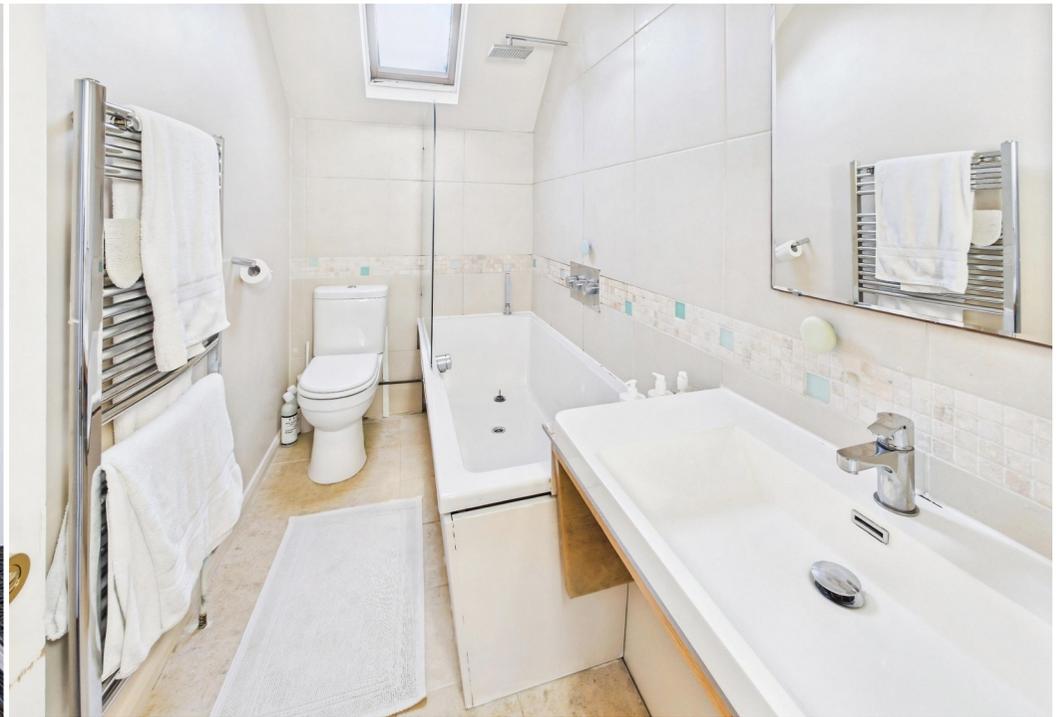
Located to the rear aspect, the well-proportioned kitchen/diner is a lovely social space spanning the width of the property. A rear elevation window and French doors open onto the patio and provide views over the garden. The kitchen comprises a range of wall and floor mounted units with a worksurface over. There is an integrated dishwasher, space for a range cooker with an extractor hood above and space for an American style fridge/freezer.





First Floor

Ascending to the first floor you will find a side elevation window and doors to all rooms. A loft hatch allows access into the partially boarded attic space with a pull-down ladder. Bedroom one is a well-proportioned, light and airy room with a rear elevation window offering views over the garden. Bedroom two is another good-sized double room with a window to the front aspect providing views over the property frontage. Bedrooms three and four, both doubles, have windows to the rear and front elevations respectively. The bedrooms are serviced by the family bathroom with is principally tiled with a Velux window. There is a panel enclosed bath with a rainfall effect shower over, wash hand basin and a WC.



Outside

The property is approached by a spacious gravel driveway providing off-road parking for multiple vehicles and/or boats. A gate and archway lead to the entrance door and a pedestrian gate into the rear garden.

The rear garden is enclosed by timber fencing, predominately laid to lawn and contains an array of established trees and shrubs. A decked patio, which may be accessed directly from the kitchen/diner, presents a lovely spot for al fresco dining. At the foot of the garden is a large timber summerhouse, providing plentiful storage and offering the potential to be used as a home office or similar.





Local scenery



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E Eastleigh Borough Council. Charges for 2026/27 £2983.00.

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.